

Lyman Comp Plan

February 20, 2025

Agenda

- Historic and Archaeological Resources
- Public Facilities and Services
- Natural Resources
- Parks, Recreation, and Open Space
- Land Use
- Next Steps

Historic and Archaeological Resources

- As we look at the historic and archaeological resources, think about:
 - What resources exist in Lyman? Where?
 - How does Lyman interact with these resources? Interest? Protections?
 - What may happen in the future to existing resources? What may be considered a resource in the future?
 - Does *what may happen* align with *what Lyman prefers to happen*?

Historic and Archaeological Resources

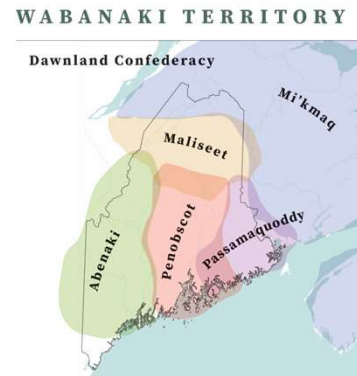
- Lyman's Historic Society started in 2017 and became a 501(c)3 in 2018. Their passion and volunteer work should continue to be tapped into when the Town engages in historic preservation work.



The Town's Historic Society is very active and should be utilized as a partner in implementing applicable strategies that this Comprehensive Plan will recommend.

Historic and Archaeological Resources

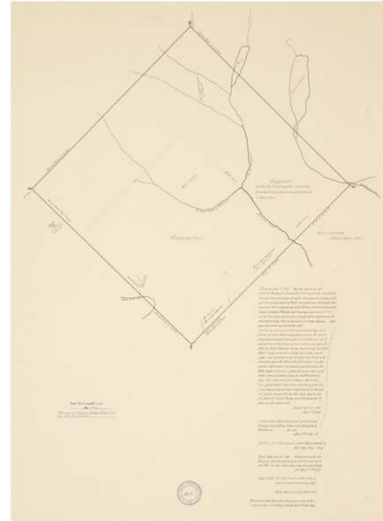
- Native American history:
 - No evidence of prehistoric Native American settlements.
 - Temporary hunting and fishing encampments were likely made by the Abenaki Tribe of the Wabanaki Confederacy on the town's ponds.
 - The proximity of Lyman to the Saco River via Swan Pond and Cook's Brook makes the presence of Abenaki likely. The Saco River was the region's major canoe and foot route between inland settlements and the coast.



Native American influence exists in Lyman despite questions of prehistoric settlements. For example, Bunganut is a Native American word meaning “where the rocks open” or “always open.”

Historic and Archaeological Resources

- Early European history:
 - 1660: John Sanders, John Bush, and Peter Turbat purchased land from Native American Fluellen.
 - 1668: Proprietors sold their title, which was conveyed to Roger Haskins and 35 others.
 - 1778: Town was incorporated as Coxhall.
 - 1820: Town name changed to Lyman.



This 1661 map shows parts of Sanford and Lyman.

Historic and Archaeological Resources

- No *documented* Pre-Historic Archaeological Sites.
- 19 *documented* Historic Archaeological Sites:
 - 11 domestic sites
 - 1 school
 - 2 farmsteads
 - 2 borrow pits
 - 2 cemeteries
 - 1 earthen foundation
- No listings on National Register of Historic Places.



Despite no listings on the National Register of Historic Places, Lyman offers many locally documented historic sites, which can be seen especially in the residential architecture in the Goodwin-Mills district.

Historic and Archaeological Resources

Earliest Gravestone per Cemetery

Cemetery	Person	Birth Year	Death Year
#78 Capt. James Walker	William Larrabee	1735	1785
#94 Heber Kimball	Alpheus Kimball	1775	1789
#79 King Smith	Capt. Elisha Smith	?	1794
#15 Joseph and Emily Roberts	Mercy ?	1795	1795
#29 Murphy/Smith	Mary Adams	1748	1796
#88 Samuel Gowen (Gowin, Spencer Pit)	Samuel ?	1758	1799
#56 Dennett/Waterhouse	Sally Dennett	1796	1802
#50 Howitt Road	Martha Low	?	1804
#47 Roberts	Miss Abigail Hill	1762	1808
#10 Welch/Andrews	Hannah Andrews	1778	1811

This shows the 10 cemeteries with the oldest gravestones, but we created a table with the oldest gravestone for each cemetery in Lyman (all 92). The cemetery with the oldest stone is #78 Captain James Walker, with a person named William Larrabee who lived from 1735 to 1785.

Historic and Archaeological Resources

Notable Historic Figures

Person	Overview
Horace Cousens	Born in Lyman; a successful Boston businessman; provided funds for the building of the Cousens School.
Bobby Coombs	Born in Lyman; a Major League pitcher and college coach; a member of the Maine Baseball Hall of Fame.
Theodore Lyman	Our town's namesake; offered a barrel of rum and a bell in exchange for the name changed from "Coxhall."
Nathaniel M. Low	Part of the Murphy family, an original family in Lyman; changed his name to Low because of anti-Irish racism at that time; manufactured the first hygrometer, which measures relative humidity, and the actual prototype is in Lyman archives.
Simeon Chadbourne	An early settler of Lyman; fought in the Battle of Bunker Hill; a cemetery and a ballfield is named for him.

Are there others who should be included on this list? Thomas Murphy, perhaps? (Early settler, served in Continental Army, on board The Raleigh, one of the first American-built warships). Are there any folks from the 1900s-present day who have made notable contributions to Lyman and should be added?

Historic and Archaeological Resources

- Key takeaways:
 - Lyman's cemeteries have gravestones that date back to the late 1700s.
 - Lyman used to be called Coxhall.
 - Professional archaeological analyses may reveal more resources.
- Key questions:
 - How can the Comp Plan leverage the Historic Society as a key resource to protect Lyman's historic resources?
 - Which historic resources are most important to Lyman to preserve?

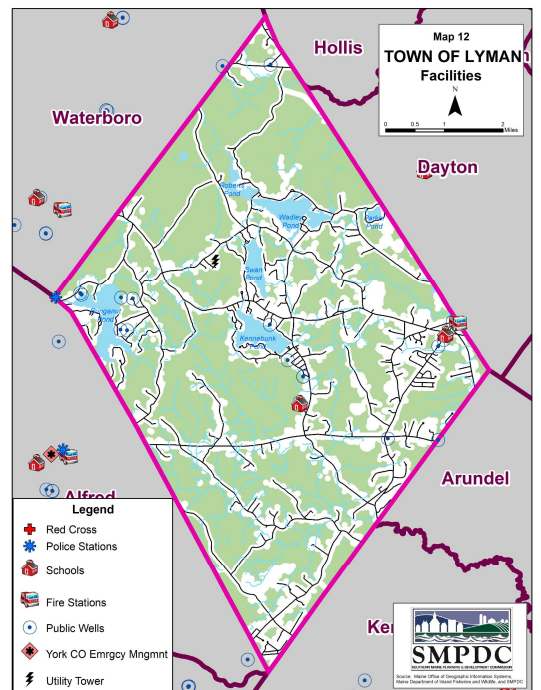
Public Facilities and Services

- As we look at the public facilities data, think about:
 - What facilities and services does Lyman offer now? Where are they?
 - What is Lyman's experience with those? Sufficient? Insufficient?
 - What will likely be needed in the future that isn't currently offered? What is currently offered that won't be needed in the future?
 - Does *what may happen* align with *what Lyman prefers to happen*?



Public Facilities and Services

- Key Institutions and Infrastructure:
 - Town Offices – on 11 acres (town-owned)
 - Lyman Elementary School
 - Goodwin's Mills Fire-Rescue Service (town-owned)
 - Lyman Community Library
 - Bunganut Park (town-owned)
 - Transfer Station (town-owned)
 - Goodwin Mills Cemetery



We'll talk about services and organizations in later slides. Goodwin Mills Fire-Rescue provides Fire and EMS to Dayton and Lyman; this municipal department runs via the Lyman-Dayton Fire Commission under an Inter-local agreement. It handles about 950 calls annually. The station is set to expand. Are there other key institutions? What programs, volunteer organizations, or non-profits make a big difference in the quality of life of Lyman residents? According to the Lyman Comprehensive Plan Committee, a town cemetery is needed, as there is none today. Additionally, a community center is needed. No adult sports activities exist currently, and there is no place for Lyman residents to gather. The Town Hall cannot host Adult Education through Massabesic because it lacks the space and facilities to do so. Creative ideas exist to introduce more facilities and services. For example, the Town could partner with RSU 57 and offer to pay extra during Lyman elementary school's next renovation in order to get priority use of the school's recreation facilities.

Public Facilities and Services

Lyman Total Enrollment by School

School	2018	2019	2020	2021	2022	2023	2024	2025	Trend
Lyman Elementary	228	237	221	224	246	242	243	240	12
Massabesic Middle	683	682	702	657	654	623	629	610	-73
Massabesic High	930	883	884	891	906	910	899	858	-72
RSU 57	3,014	2,994	2,987	2,752	2,903	2,927	2,936	2,856	-158

Lyman belongs to RSU 57. There is one elementary school in the town proper with an enrollment of 243 in 2024 and 240 in 2025. Despite the increase in elementary school enrollment, overall, RSU 57 enrollment is declining, and in the middle and high school. Increasing elementary enrollment may not impact the middle and high school enrollment, as other towns' elementary schools send students to the middle and high schools as well.

Public Facilities and Services

Dispatch Analysis: Number of Lyman 911 Calls

Why the difference between 2022 and 2023?

Call Reason	2020	2021	2022	2023	2024
Burglary	0	1	2	5	6
Assault (in-progress)	0	0	0	1	2
Motor Vehicle Complaint	46	63	62	182	197
Motor Vehicle Stop	52	73	90	381	293
Harassment	0	0	1	17	11
Drug Incidents	Not noted			1	3
Paraphernalia/Sharps/Drugs	Not noted			1	4
Welfare Check	12	6	1	47	51
All Reasons	358	406	358	2026	1949

The dispatch analysis can indicate what Lyman's emergency response needs typically are. The largest number of calls was for motor vehicle related accidents, complaints, and stops by police. One thing to note is the huge difference in call numbers between 2020 to 2022 and 2023 to 2024. State Police covered the Town between 2019 to 2022. The Sheriff's Office covered the Town in 2023 and 2024. When State Police pull over vehicles, they do not have to report those stops to dispatch; they only generate an incident number if they make an arrest, tow, or write a ticket.

Public Facilities and Services

	Geographic Scope				Service Area																		
Organization	Lyman	Local Area	Regional	Statewide or Larger	Referrals	Legal Assistance, Advocacy	Adult Education	Employment, Career, Skills	Refugees, Immigrants	Veterans	Seniors	Persons with Disabilities	Poverty, Income-related	Childcare, Families	Healthcare	Pet Care	Housing	Utilities	Home Repair	Transportation	Clothing, Toiletries	Food	
211 Maine				✓	✓																		
Acentra Health				✓		✓																	
AlphaOne: Disability and Aging Solutions				✓								✓	✓							✓			
AmeriCorps Seniors																							
Animal Refuge League of Greater Portland			✓													✓							
Animal Welfare Society		✓														✓							
At Home Family Supports		✓										✓	✓										
Catholic Charities Independent Support Services				✓								✓	✓										
Catholic Charities of Maine				✓								✓	✓										
Choose VA				✓																✓			
Dempsey Center				✓												✓							
Efficiency Maine				✓																			
Elder Abuse Institute of Maine				✓								✓											
General Assistance Program	✓																					✓	
Generations United			✓											✓				✓	✓				
Gov Senior Citizen Resources						✓	✓		✓		✓	✓			✓								
Homeless Shelter York County			✓																				
Hospice of Southern Maine			✓																				
Immigrant Welcome Center of Greater Portland																✓							
In a Pinch Non-food Pantry		✓																					
Kennebunk Cares Closet		✓																				✓	
Legal Services for Maine Elders				✓		✓																✓	
Lifelong Maine				✓																			
Lyman's Assessor's Property Tax Exemptions	✓											✓											
Maine Bureau of Veteran's Services				✓																✓			
Maine Council on Aging				✓								✓											
Maine Harvest Bucks				✓																			
Maine Long-term Care Ombudsman Program				✓		✓																✓	
Maine Senior FarmShare				✓																			
Maine State Housing Authority				✓								✓	✓	✓			✓	✓	✓				
MaineHealth				✓												✓							
Manpower		✓							✓							✓							
Massachusetts Adult and Community Education		✓						✓	✓														
Matthew 25-35 Meal		✓																					
Meals on Wheels			✓									✓										✓	

As part of this effort, we created a table of the organizations that serve Lyman. We included the scope of the service area, from Lyman-only to the local area, the region/county, and statewide or larger. We included 18 categories of service area, such as adult education, veterans, poverty, transportation, and food. The full table of organizations will be sent to you as part of the data package. Looking at organizations this way, we can identify any gaps in available resources. Some service areas with fewer identified organizations are referrals, refugees/immigrant services, veterans services, childcare and family services, and transportation services.

Public Facilities and Services

- Key takeaways:
 - Considering Lyman's population size and rural character, you have good access to key in-town facilities as well as nearby amenities, services, and facilities.
 - Crime rates are low.
 - Welfare checks are increasing, a pattern likely to continue given Lyman's aging population.
- Key questions:
 - What facilities are not present in Lyman now but may be of increasing importance in the future? Where should desired facilities go?
 - Where could new partnerships occur?

Natural Resources, Forestry, Agriculture

- As we look at the natural resources data, think about:
 - What is happening now?
 - What is Lyman's experience with the quality and quantity of its natural resources?
 - What may happen in the future?
 - Does *what may happen* align with *what Lyman prefers to happen*?

The densest inventory chapter. Information includes:

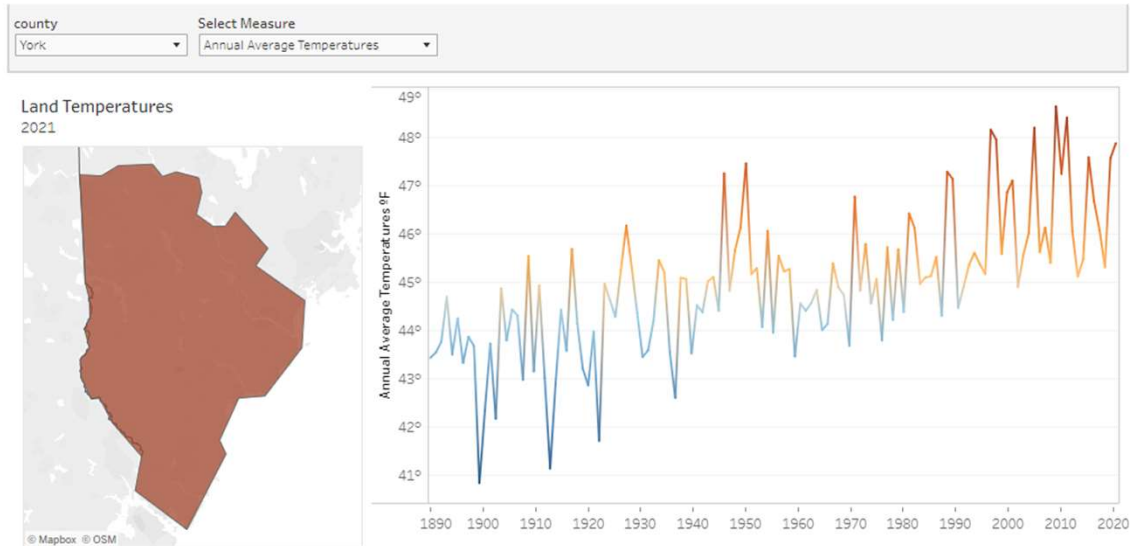
Climate: Temperatures

Soils: Agricultural Soils, Suitability for Development

Water: Waterbodies, Flood Zones, Drinking Water

Habitats, Habitat Connectivity, Animals, Plants, Ecosystems

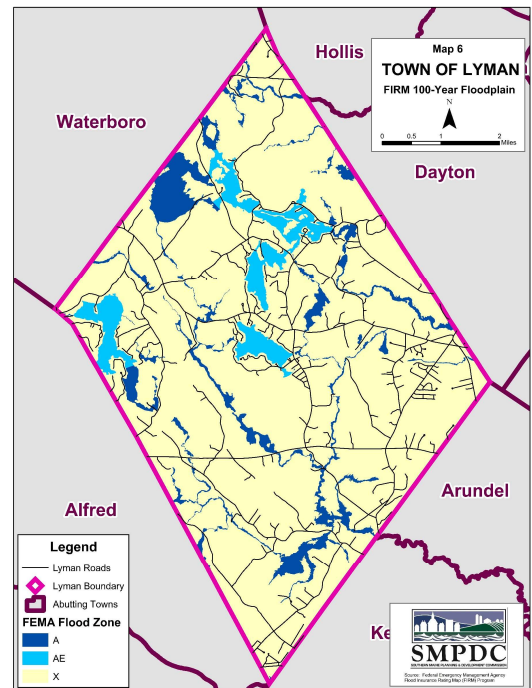
Natural Resources, Forestry, Agriculture



Natural Resources, Forestry, Agriculture

FEMA Flood Information

Flood Zones	Meaning
A	High risk
AE	Moderate risk
X	Low risk
Source: FEMA	



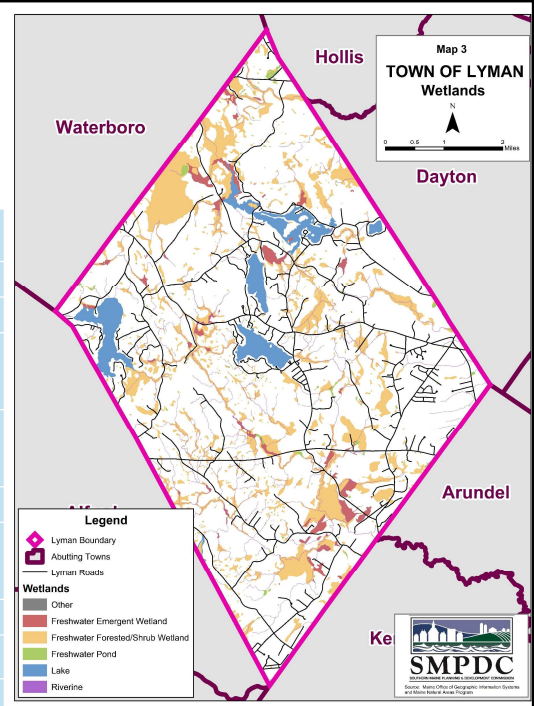
The rolling, variegated topography of Lyman is the result of both glacial scouring and ridge building during the early period of the last ice age and snowmelt deposits during the waning of the ice age. Through this complex topographic pattern, the rivers have eroded shallow valleys. The coastal plain low lands on the eastern side of town vary in elevations from 150 to 250 feet above sea level. The western uplands vary from 250 feet elevation to around 500 feet on top of Grant Hill and other hills. Lyman surface water drains into three major watersheds, the Saco, the Kennebunk and the Mousam Rivers. within these 9 local drainage areas may be identified.

Natural Resources, Forestry, Agriculture

Lyman Waterbodies

Name	Area (acres)	Perimeter (miles)	Mean Depth	Max Depth	Fishery Type	Public Access
Bartlett Pond	33	1	8	18	Warmwater	No
Bunganut Pond	303	5.9	17	43	Warmwater	Yes
Kennebunk Pond	199	3.6	21	43	Coldwater + Warmwater	Yes
Barker Pond	25	0.8	13	23	Coldwater + Warmwater	No
Round Pond	4	0.3	14	36	None	No
Swan Pond	132	2.7	16	40	Coldwater + Warmwater	No
Tarwater Pond	12	1	-	-	None	Yes
Wadley Pond	298	4.8	5	22	Warmwater	No

Source: Lakes of Maine, Lake Stewards of Maine



Kennebunk Pond has a public boat launch and a small beach. Bunganut Pond can be accessed via Bunganut Park, but only for swimmers or small boat craft such as canoes, kayaks, or paddle boards. Tarwater Pond can be accessed from the west as it abuts public land, the Massabesic Experimental Forest. However, there are no official trails, let alone roads.

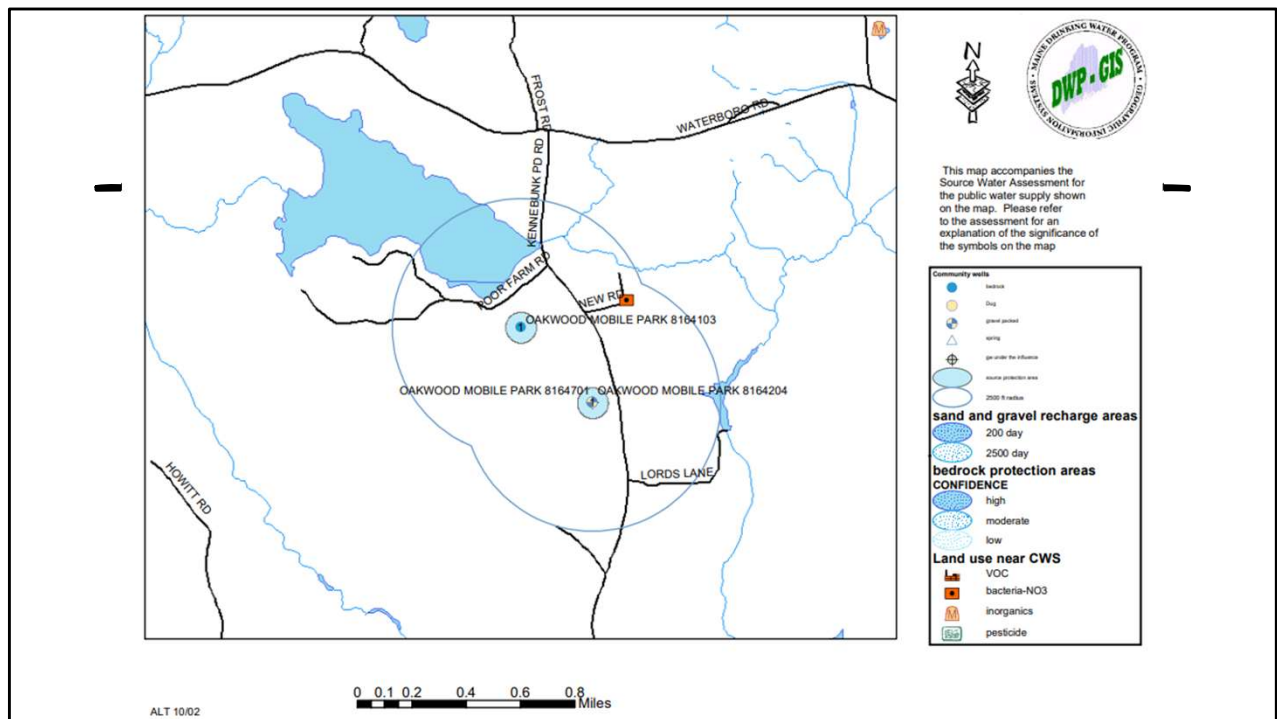
For the writing of the chapter, SMPDC will look at the source of waterbodies and how they are fed.

Natural Resources, Forestry, Agriculture

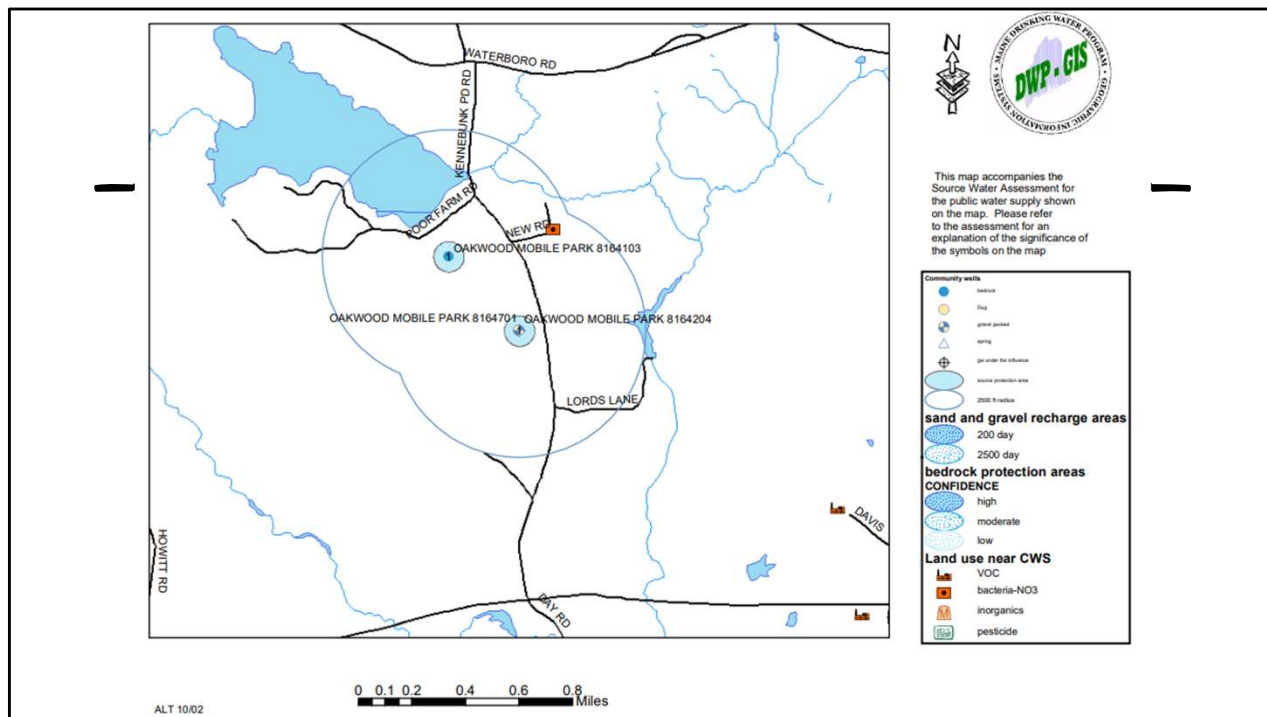
- Parts of four significant aquifers lay underneath Lyman:
 - Waterboro (northwestern Lyman)
 - Bar-Mills (central eastern Lyman)
 - Kennebunk (eastern Lyman)
 - Alfred (central and southern Lyman)
- Lyman has one impaired stream: Lord's Brook, in EPA category 4-B.
- Lyman has eight priority watersheds:
 - Roberts Wadley Pond Watershed
 - Kennebunk River Estuary

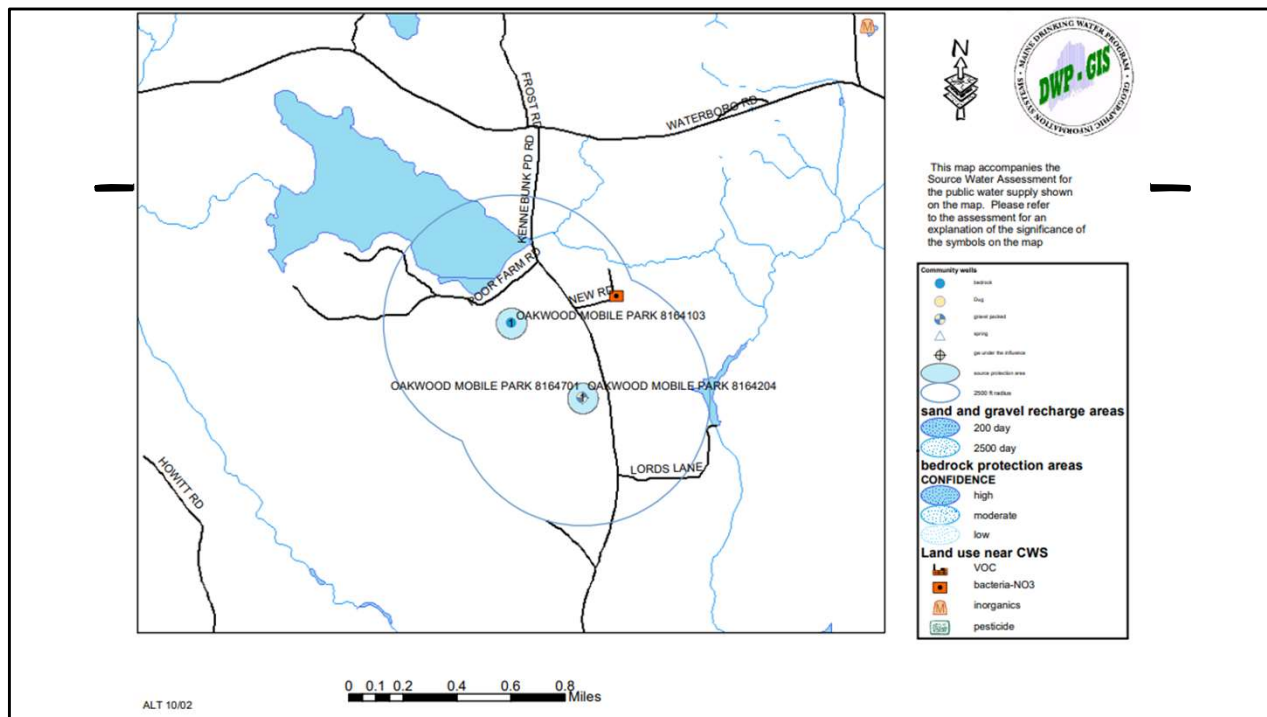
All wells derive water from aquifers. An aquifer is a zone below the earth's surface that can provide a usable quantity of water. In Maine, two types of aquifers are commonly used for water: bedrock and overburden aquifers. Visit [Maine DEP Water Resources Comprehensive Planning Data Dashboard](https://experience.arcgis.com/experience/f0d870cd18e141448cb5944c16ed5251#data_s=id%3Adb7f4c2349e744c2bb31956f90d96d38-187ec439cf2-layer-36%3A8548) - https://experience.arcgis.com/experience/f0d870cd18e141448cb5944c16ed5251#data_s=id%3Adb7f4c2349e744c2bb31956f90d96d38-187ec439cf2-layer-36%3A8548 to explore the interactive water resources map.

Of the eight priority watersheds, the Kennebunk River Estuary is the largest. It is the only watershed in Lyman to be considered "impaired." The other seven are all "priority threatened." The Swan Pond, Bunganut Pond, and Kennebunk Pond watersheds are mostly or entirely within Lyman, so Lyman's policies can directly impact the quality of the water and aquatic life there. Two watersheds, Estes Lake and Swan Pond Brook Tributary, have boundaries that barely cross into Lyman. The Shaker Pond and Roberts Wadley Pond watersheds include a good deal of land in both Lyman and Alfred or Lyman and Waterboro, respectively.



These next three maps shows public water supplies and their recharge and bedrock protection areas. They also note potential pollutants, such as VOC (volatile organic compounds), bacteria, inorganics, and pesticides.





Natural Resources, Forestry, Agriculture

York County Agriculture Statistics

	2002	2012	2017	2022
Number of Farms	685	779	735	689
Land in Farms (acres)	57,219	64,512	61,039	50,741
Average Size of Farm (acres)	84	83	83	74
Market Value of Production	\$18,750,000	\$27,451,000	\$28,551,000	\$31,620,000
Average Value of Production per Farm	\$27,372	\$35,239	\$38,846	\$45,892

Source: USDA Census of Agriculture

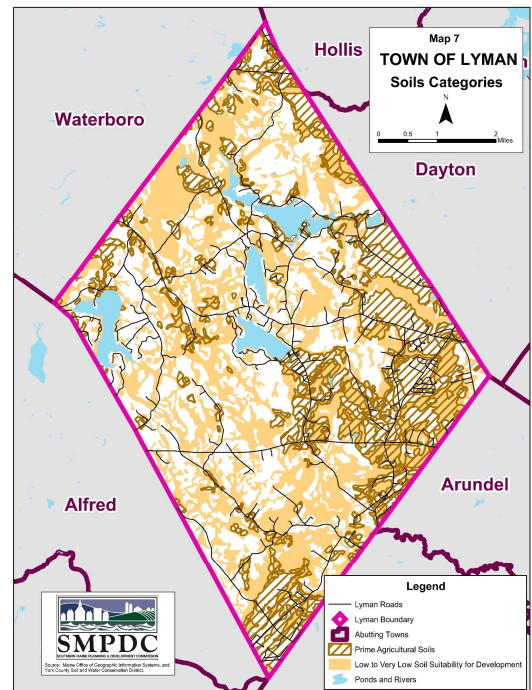
The number of farms in 2022 is four greater than that in 2002; however, the land used for farms has decreased by 7,000 acres in that time frame, and the average farm size decreased by 10 acres.

Natural Resources, Forestry, Agriculture

Soil Suitability for Development

	Area (acres)	Percent of Lyman
High	6,283	24%
Medium	7,326	28%
Low	650	3%
Very Low	10,538	41%

Source: York County Geodatabase



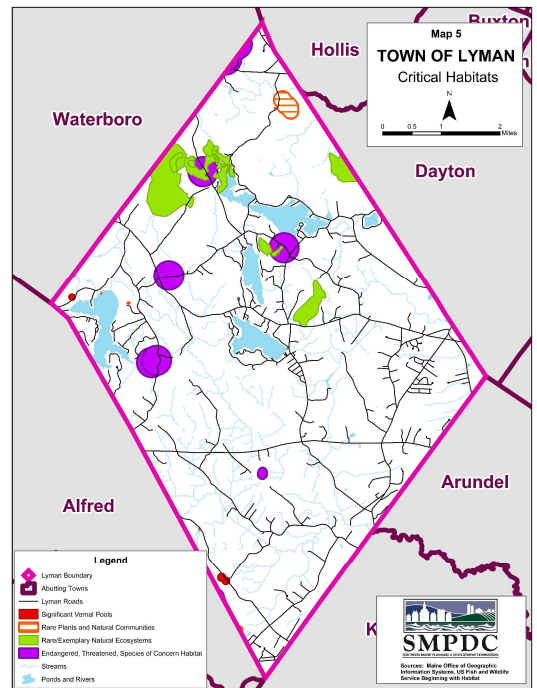
44 percent of Lyman’s soils are considered “low” or “very low” in terms of suitability for development. Many areas that are suitable for development are also areas with prime agricultural soils. This Comprehensive Plan should consider carefully if/when prime agricultural soils should be prioritized for farming and if/when high suitability soils should be prioritized for development. There are trade-offs with each.

Natural Resources, Forestry, Agriculture

Important Habitats in Lyman

Habitat Significance Category	Habitat Areas (#)
Inland Waterfowl/Wading Bird	8
Aquatic Species Habitats	Many
Essential Wildlife Habitats	0
Significant Vernal Pools	3
Statewide Ecological Focus Areas	2
Rare Plants and Natural Communities	2
Rare/Exemplary Natural Communities or Ecosystems	6
Habitat for Rare, Endangered, Species of Concern	7

Source: Maine Department of Inland Fisheries and Wildlife



Lyman has some habitat of significance. The table includes the various significance types used by the State of Maine to describe wildlife assets. Of note, seven areas are marked as habitat for rare, endangered, threatened, or species of concern. For the writing of the chapter, SMPDC will map farms if possible.

Natural Resources, Forestry, Agriculture

STATE
ENDANGERED

**Ringed
Boghaunter**
(*Williamsonia lintneri*)



STATE
ENDANGERED



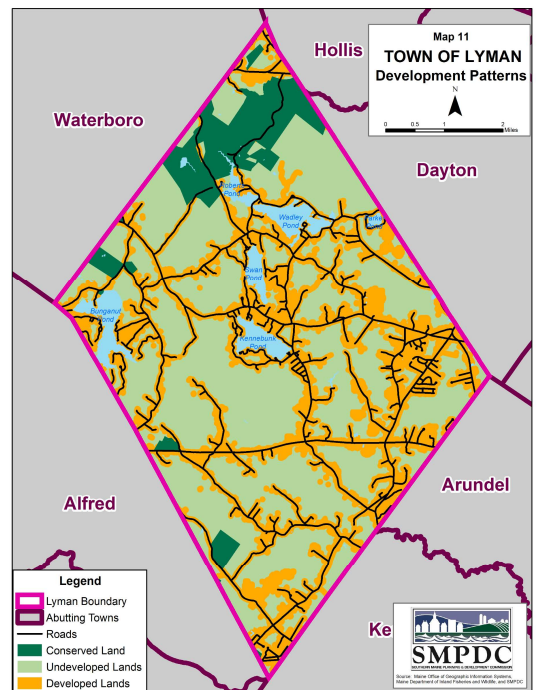
**Hessel's
Hairstreak**
(*Callophrys hesseli*)



Two endangered insect species that are documented in Lyman are the Ringed Boghaunter and the Hessel's Hairstreak. One bird species, the Least Bittern, is endangered as well. The eastern ribbon snake is found in Lyman as well, and while it is not an endangered species, it is a Species of Special Concern.

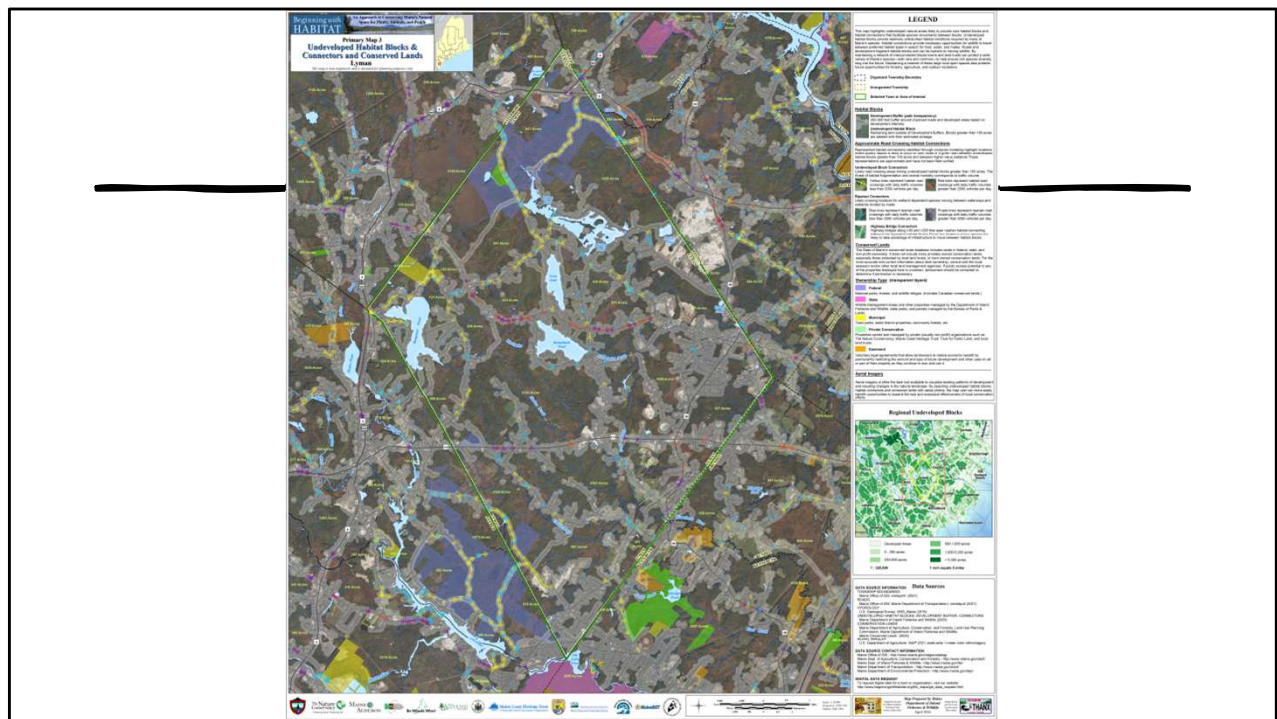
Natural Resources, Forestry, Agriculture

- **25,904 total acres** in Lyman
- **14,523 undeveloped acres**
 - 56% of Lyman's lands are undeveloped.
- **1,994 conserved acres**
 - 7.7% of total lands are conserved.
 - 13.7% of undeveloped lands are conserved.
 - There are 11 conserved areas.

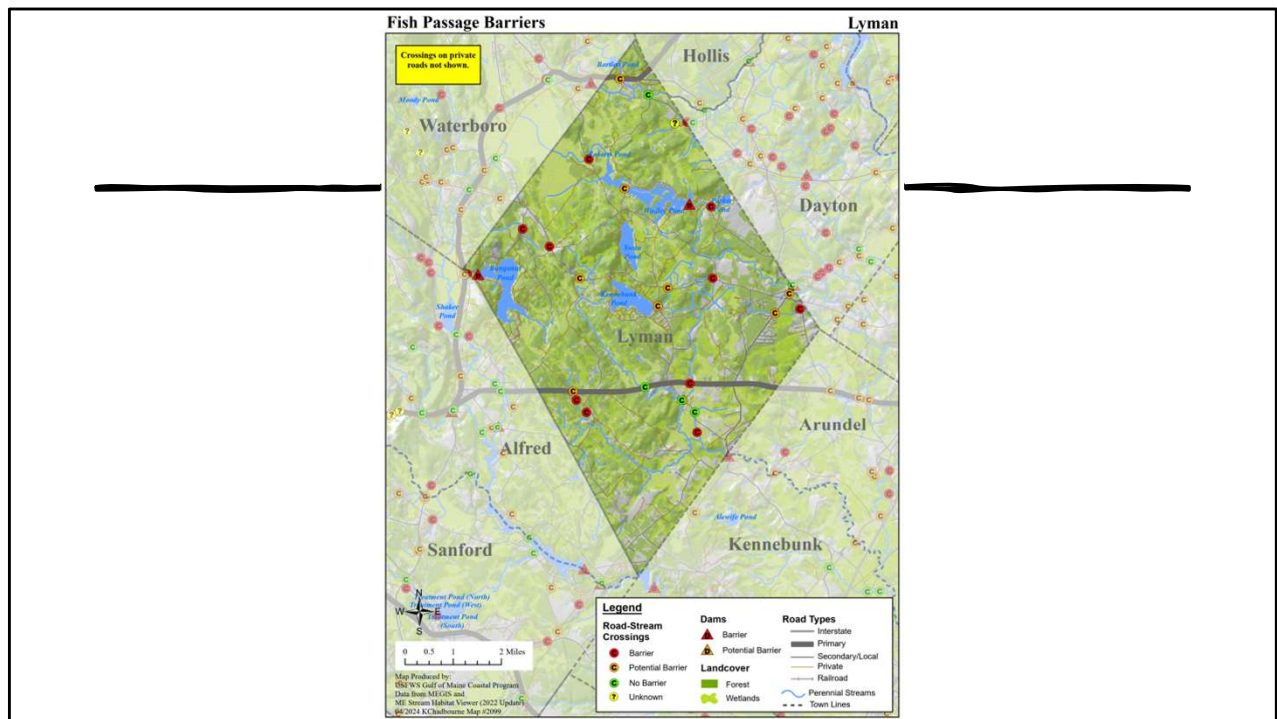


Much of Lyman's lands remain undeveloped, but only 1,994 acres are conserved. The Comprehensive Plan Committee wanted to know how this compares. Here are examples from the region:

- 1) Kennebunk has conserved 24.7 percent of its total lands, and only 8.5 percent of lands are vacant or undeveloped. So, Kennebunk has already conserved a good amount of land but does not have much land left that it could conserve.
- 2) Berwick has conserved 1,680 acres, or 7.5 percent of its total lands, among 18 areas. 67 percent of Berwick's lands are undeveloped, so Berwick has conserved 11 percent of its undeveloped lands.



This map, as well as the three maps on the following three slides, are from the State of Maine's Beginning with Habitat program. They are best viewed and explored on their interactive web map: [BwH Map Viewer](https://webapps2.cgis-solutions.com/beginningwithhabitat/mapviewer/) - <https://webapps2.cgis-solutions.com/beginningwithhabitat/mapviewer/> This map shows undeveloped habitat blocks, conserved lands, and "habitat connectors," or potential connections to link undeveloped lands together for safe wildlife crossings.



Roads are large barriers for streams, for both natural water flow and for aquatic life. This map shows road-stream crossings and whether barriers exist or not.



This is a “co-occurrence” map, meaning that natural resources are given values and added together to produce a heat map of the most important natural areas in Lyman.

Natural Resources, Forestry, Agriculture

- Key takeaways:
 - There are more farms now than 20 years ago, but the farms are smaller.
 - 44% of land is low or very low suitability for development: much of the land cover is wetlands.
 - Lyman's 8 larger ponds and lakes are a mixture of warm and cold fisheries.
 - Lyman has 7 habitat areas that support endangered, threatened, or species of concern.
 - 56% of Lyman's land is de facto open space, but only 13.7% of that is conserved.

Natural Resources, Forestry, Agriculture

- Key questions:
 - What natural, forestry, or agricultural resources are most important to Lyman?
 - What protections might the town be open to for these important resources?
 - How do natural resources influence residents' quality of life?
 - What happens to the look and feel of Lyman as land becomes developed?
 - Which undeveloped areas would be most important to become conserved open space areas?

Parks, Recreation, and Open Space

- As we look at the parks, recreation, and open space data, think about:
 - What is happening now?
 - What is Lyman's experience with the quality and quantity of its recreation opportunities? With its open spaces and parks?
 - What may happen in the future?
 - Does *what may happen* align with *what Lyman prefers to happen*?

Parks, Recreation, and Open Space

- Bunganut Park & Field
- Bunganut Lake Camping Area (private)
- Gracie Evans Field
- Kennebunk Pond Beach
- Massabesic Experimental Forest
- Sid Emery Demonstration Forest
- Bradford Memorial Tract (private)
- Black Kettle Farm (working farm)



There are eight distinct conserve areas. Bradford Memorial Tract does not allow public access. The purpose of the area is permanent protection to maintain a primarily natural state. The Amassabesic Experimental Forest is the largest area of conserved land, covering most of the northern corner of Town as well as smaller tracts of land elsewhere. It is permanently secured for multiple uses and in natural cover.

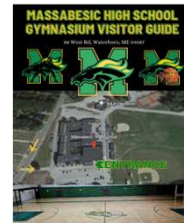
Parks, Recreation, and Open Space

- Bunganut Park
 - Shoreline, field use, picnics, wooded trails, swimming areas, sand volleyball court, playground; Pine Grove rental area



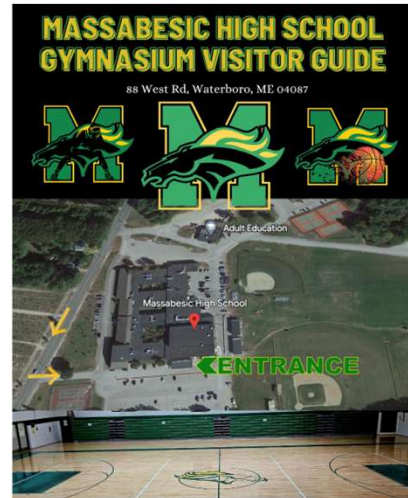
Parks, Recreation, and Open Space

- Massabesic Little League
- Massabesic Unite Soccer Club
- RSU 57 Athletics



Parks, Recreation, and Open Space

- RSU 57 Opportunities:
 - Sports:
 - Cheerleading, Cross Country, Football, Golf, Field Hockey, Soccer, Volleyball, Baseball, Basketball, Wrestling, Track & Field, Swimming, Lacrosse, Ice Hockey, Alpine Ski, Tennis, Soccer
 - Activities:
 - Theater, Music, Massabesic Lions, Culture Club, NHS, Game Club, Student Council



Parks, Recreation, and Open Space

- Massabesic Little League:
 - Alfred, Limerick, Lyman, Newfield, Shapleigh, Waterboro
 - Baseball and softball
 - Tee Ball, Coach Pitch, Development, Minors, Majors (ages 4 through 12)
 - In Lyman, plays at Bunganut Field



Parks, Recreation, and Open Space

- Massabesic United Soccer Club:
 - Alfred, Limerick, Lyman, Newfield, Shapleigh, Waterboro
 - Local rec league and travel league
 - Ages 8 through 14
 - Rec league plays at Bunganut Field



Parks, Recreation, and Open Space

- Community Library:
 - Kid's Crafts
 - Age-appropriate Storytime
 - Adult Book Club
 - Cribbage Club
 - Fiber Arts Club
 - Puzzle Club (new)



The Community Library, although an independent organization, is the main provider of recreational activities (mainly reading and crafts) for adults in Lyman.

Parks, Recreation, and Open Space

- Other Recreation Activities:
 - Concerts in the Park on Thursday's
 - Snowshoeing and cross-country skiing in the Park
 - Skating rink in the Park

Parks, Recreation, and Open Space

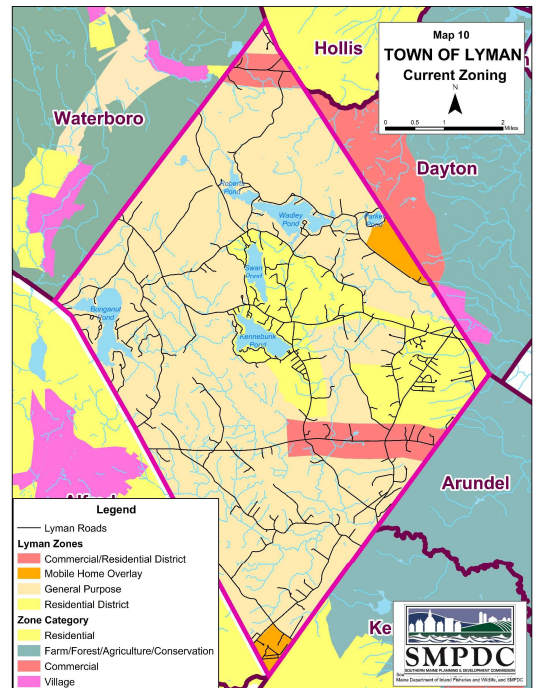
- Key take-aways:
 - Many recreation opportunities are shared among neighboring communities.
 - Bunganut Park is a critical park and recreation resource.
- Key questions:
 - Which undeveloped areas would be most important to become conserved open space areas or parks?
 - Who are critical partners in creating recreation opportunities and open spaces?
 - What recreation opportunities are desired but not offered? Dance? Adult sports leagues?

Land Use

- As we look at the land use data, think about:
 - How are land uses distributed now?
 - What is Lyman's experience with your land uses? Their distribution?
 - If trends continue, what may happen in the future?
 - Does *what may happen* align with *what Lyman prefers to happen*?

Land Use

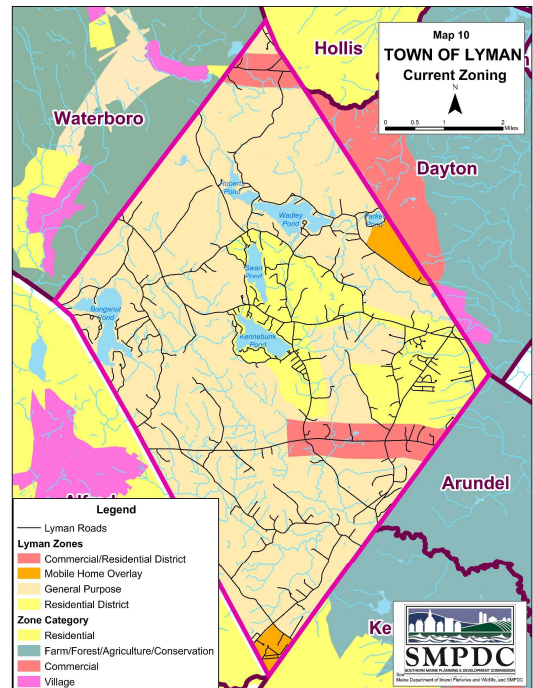
Zone	Size (acres)	Residential Requirements:	
		Lot Size	Unit Density
Commercial/Residential	1,350	3 acres	1 + ADU
Mobile Home Overlay	502	12k or 20k square feet	1/20k square feet
Residential	4,460	3 acres	1 + ADU
General Purpose	19,573	5 acres	1 + ADU
Total Area:	25,904		



The Commercial/Residential Zone provides for commercial businesses with uses that are clean and non-polluting, as well as residential development. The General Purpose Zone allows for a diversity of uses and controls uses that may have externally detrimental effects. The Residential Zone promotes single-family housing and allows supportive public and semi-public uses. Lyman offers two zones with a three-acre minimum lot size for residential uses (C+R and R) and one zone with a five-acre minimum lot size for residential uses (GP). In all three of these zones, one primary dwelling unit and one Accessory Dwelling Unit is allowed per the minimum lot size. To build multi-family units, the minimum lot size for the equivalent number of single-family units must be provided. Lyman also has a Mobile Home Overlay, which allows lot sizes of 12,000 or 20,000 square feet so long as the overall residential density of the mobile homes is one unit per 20,000 square feet.

Land Use

Neighbor	Size (acres)	#Zones
Arundel	15,450	10
Waterboro	26,491	7
Alfred	17,869	14
Kennebunk	28,077	18
Dayton	11,776	6
Hollis	21,113	7



Lyman's neighbors all have more zoning districts. Common zones found in abutting communities that are not used in Lyman include Village/Downtown districts, Mixed Use districts, Wellhead Protection Districts, Agricultural/Rural/Conservation districts, and various residential districts.

Land Use

Development Tends to Occur:

Around major roads

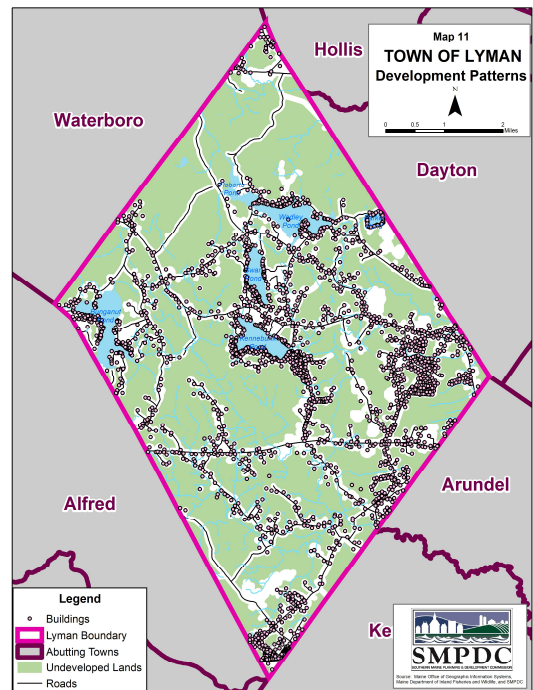
Around the ponds and lakes

In the Goodwin Mills area

Development Stats:

2,345 addresses (all land use types)

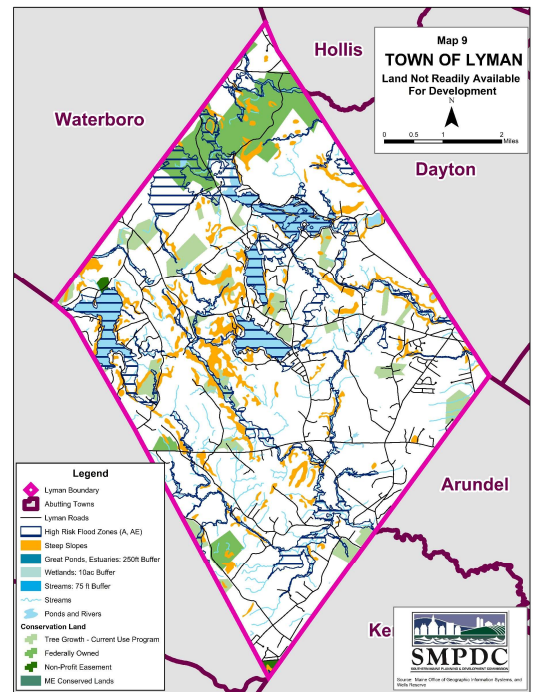
2,187 housing units



There are many nonconforming lots in Lyman. Nonconforming lots are concentrated on Old North Berwick Road and Coxhall Road.

Land Use

Development Limitations	Map Key
High Risk Flood Zones	Navy stripes
Steep Slopes	Orange
Waterbodies	Blues and aquas
Conserved Lands	Greens



Physical constraints limit development in parts of Lyman. However, much of the southern, central, and eastern parts of Lyman are readily available for development.

Land Use

- Key takeaways:
 - Lyman is predominantly residential.
 - Development is concentrated around the ponds and lakes, around major roads, in the Goodwin Mills area, and in the Commercial/Residential zones.
 - Physical constraints like wetlands and steep slopes limit future development locations.
- Key questions:
 - What distribution of land uses will best serve the Town over the next 20 years? Financially? Recreationally/environmentally? Quality of life?

Next Steps

- SMPDC sends the data files and graphics, including an annotated version of this presentation, to the Committee.
- SMPDC works on the writing of three Inventory Chapters.

Next Steps

- SMPDC recommends:
 - That the Committee delves into the specific future that Lyman desires and how that relates to the data.
 - Where are there opportunities?
 - What threatens Lyman's desired future?
 - What policies or programs could help Lyman get the future it wants?